

Peebles

Call 01721 723999

Offers Over £185,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Venlaw View, Peebles, EH45 8FB



A modern ground-floor retirement apartment, ideally situated in a central location within easy reach of local amenities. Built by McCarthy Stone in 2007, the property is presented in excellent decorative order throughout and offers well-proportioned, comfortable accommodation. The apartment benefits from an abundance of natural light and the added convenience of direct access from the living room to the car parking area.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with dual aspect and feature fireplace
- * Fully fitted modern kitchen
- * Bedroom with good sized walk-in wardrobe
- * Shower room

ADDITIONAL INFORMATION

- * Secure Entry
- * 24 hour emergency call system
- * House manager
- * Landscaped gardens
- * Car parking
- * Guest suite for visitors
- * Lift to all floors
- * Residents lounge
- * Full laundry facilities
- * Annual service charge
- * Minimum age 60 years old
- * There are regular bus services from Peebles to Edinburgh and Melrose.

7 Venlaw View, Innerleithen Road, Peebles, EH45 8FB

Approximate Gross Internal Area = 54.86 sq m / 590 sq ft

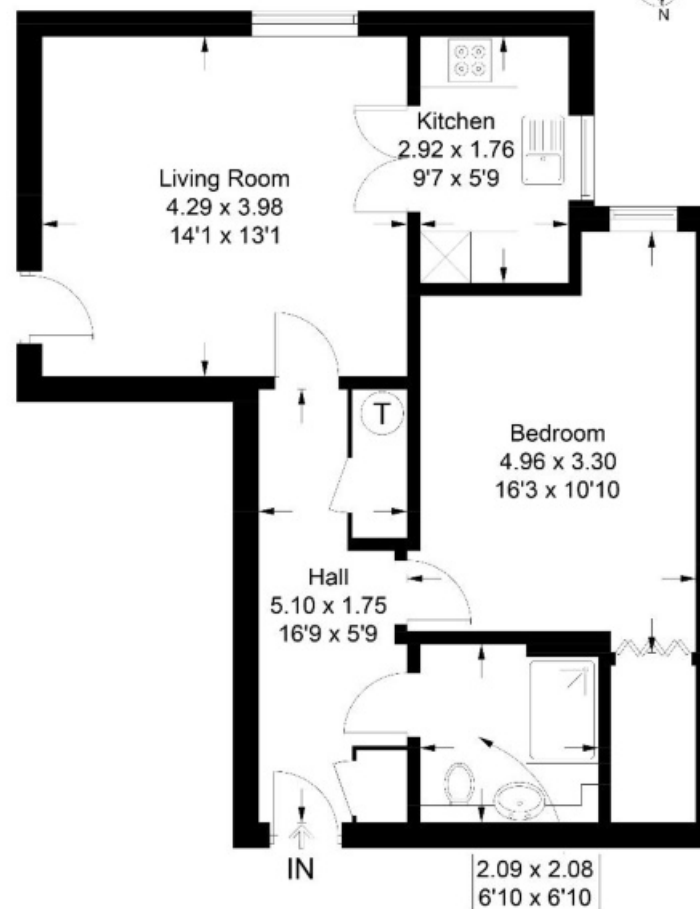


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1337590)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and drainage.

EPC

Band C

Council Tax

Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Full members of:



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